

ZONING AND BUILDING AGENDA

NOVEMBER 14, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

266582 DOCKET #7704 – MONTALBANO BUILDERS, INC., Owner, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-04-09; Z04104). Submitted by James R. Griffin, Schain, Burney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE for a Planned Unit Development in the R-5 Single Family Residence District (as granted by A-21-02) for thirty-one (31) single family lots on not less than 17,000 square foot lots (minimum) and two hundred eighteen (218) single family lots on not less than 12,500 square foot lots (minimum); no townhomes in Section 34 of Lemont Township. **NOTE:** This Preliminary/Final Planned Unit Development application is to be reviewed under the 1976 Cook County Zoning Ordinance pursuant to, and conditioned upon, the full and final execution of the Settlement Agreement between Montalbano Builders, Inc. and Cook County in litigation concerning this matter (see submitted cover letter). Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential Planned Unit Development (Final). **Recommendation: That the application be granted a one year extension of time.**

*Litigation is pending with the Village of Lemont and other units of local government.

274873 DOCKET #7990 – SANCTUARY OF ORLAND PARK IN TRUST, Owner Application: Variation to reduce interior side yard setback from 15 feet to 10 feet; reduce corner side yard setback from 25 feet to 15 feet; reduce rear yard setback from 50 feet to 30 feet; increase floor area ratio from .15 to .40 for all 23 lots in a planned unit development in the R-3 Single Family Residence District. The subject property consists of approximately 7.8 acres, located on the east side of Sanctuary Drive, approximately 1,281 feet south of 143rd Street in Orland Township. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

275830 DOCKET #7986 – GEORGE IMSE, Owner Application: Variation to divide one (1) lot into two (2); on the north lot reduce lot area from 10,000 square feet to 7,637 square feet; reduce lot width from 60 feet to 57 feet; reduce side yard setback from 10 feet to 7.5 feet; increase the floor area ratio from .40 feet to .52 feet; and on the south lot reduce side yard setback from 10 feet to 7.5 feet for two (2) new single family residences in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the west side of Knight Avenue, approximately 100.89 feet south of Emerson Street in Maine Township. **Recommendation: That the application be granted ~~be granted~~ a one year extension of time.**

Conditions: None

Objectors: None

282997 DOCKET #8136 – H. & M. THOMAS, Owners Application: Variation to reduce left interior side yard setback from 10 feet to 7.78 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the west side of Hillside Road, approximately 65 feet north of Central Road in Northfield Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

282998 DOCKET #8149 – A. AGUIRRE, Owner Application: Variation to reduce right interior side yard setback from 15 feet to 4 feet and reduce lot width from 150 feet to 100 feet (existing) for a proposed detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 1.10 acres, located on the north side of West 175th Street, approximately 278 feet west of 94th Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

282999 DOCKET #8175 – J. & K. BADER, Owners Application: Variation to increase height of fence in front yard from 3 feet to 5 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northeast corner of Blackstone Avenue and 59th Street in Lyons Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

283000 DOCKET #8176 – V. & K. JOHNSON, Owners Application: Variation to reduce rear yard setback from 40 feet to 32 feet for an attached deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the east side of Georgetown, approximately 100 feet north of Hampton Road in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

283001 DOCKET #8177 – V. PAVLOVIC, Owner Application: Variation to reduce front yard setback from 30 feet to 28 feet (existing); reduce rear yard setback from 40 feet to 27 feet (existing); reduce distance between principal and accessory structure from 10 feet to 4 feet (existing) for a proposed 2nd story addition; reduce rear yard setback from 5 feet to 3 feet (existing); and reduce right side yard setback from 10 feet to 2 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.36 of an acre, located on the north side of Brookfield Avenue east of the Sioux Railroad tracks in Wheeling Township. **Recommendation: That the application be granted.**

Conditions: That the current part mortar/stone, part metal fence be torn down, and a new wood stockade fence, finished on both side be erected by the applicant. The applicant is to pay for all materials, and the neighbor is responsible for all labor, as agreed upon by both parties.

Objectors: None

283002 DOCKET #8178 – J. & M. CARMONA, Owners Application: Variation to reduce right interior side yard setback from 10 feet to 8 feet (existing); and reduce rear yard setback from 5 feet to 1.7 feet (existing) for a deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the north side of West Parkview Drive, approximately 164 feet west of 100th Avenue in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

283003 DOCKET #8179 – G. & N. HUNTER, Owners Application: Variation to reduce corner side yard setback from 15 feet to 6 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the southeast corner of Cal-Sag Road and Parkside Avenue in Worth Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

283004 DOCKET #8180 – G. LULLO, Owner Application: Variation to reduce rear yard setback from 50 feet to 40 feet (existing) for a deck in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northwest corner of 85th Avenue and 131st Street in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

283005 DOCKET #8181 – J. CAREY, Owner Application: Variation to reduce lot area from 40,000 square feet to 12,672 square feet (existing); reduce lot width from 150 feet to 99 feet (existing); and reduce right interior side yard setback from 15 feet to 11 feet (existing) for a proposed addition on private well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the west side of 116th Court, approximately 199 feet south of 116th Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Wednesday, December 6, 2006.